

\$865,000 - 3 Legacy Cove, Sylvan Lake

MLS® #A2266201

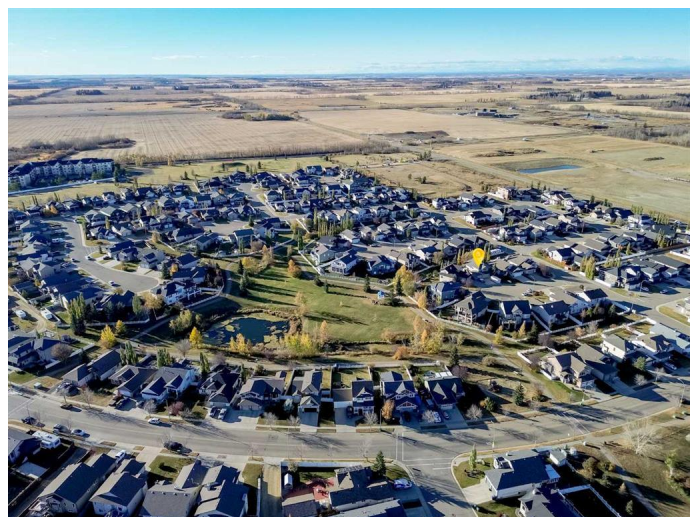
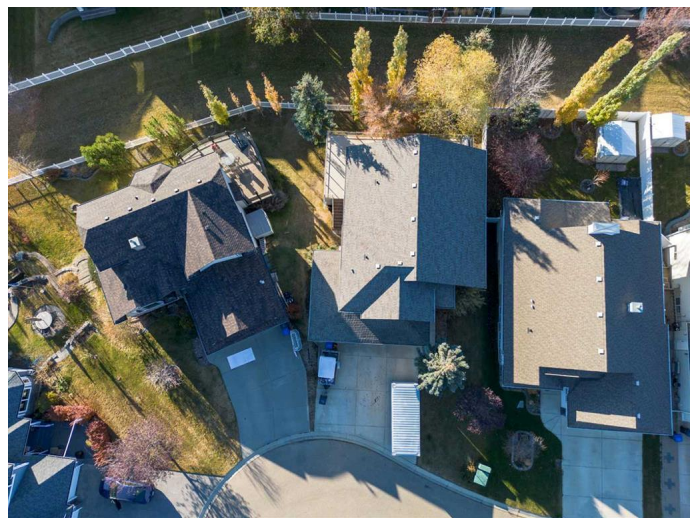
\$865,000

4 Bedroom, 3.00 Bathroom, 1,747 sqft

Residential on 0.15 Acres

Lakeway Landing, Sylvan Lake, Alberta

Magnificent Fully Developed Walkout Bi-Level in Sylvan Lake's Sought-After Southwest Neighborhood of Lakeway Landing! Offering over 2,900 sq ft of high-quality craftsmanship, this exceptional property is a one owner home, maintained by the owner of Buylo Homes himself. The property backs directly onto a green space with walking pathways & park space with a pond just steps away. The grand open-concept living area has a warm country-nature atmosphere featuring cultured stone columns, archways, fireplace, vaulted ceilings, and rich walnut hardwood flooring. A front living room or lifestyle space with metal railing overlooks the tiled foyer, perfect for an office, music room, or family retreat. The kitchen includes a raised eating bar with sink, a corner pantry, and stainless steel appliances. Garden doors in the dining area lead out to the upper south-facing wrap-around deck - finished with duradeck flooring and glass railing, where mature trees provide privacy without blocking the view of the greenspace and pathways. The Primary Bedroom is a private retreat with vaulted ceiling, walk-in closet, and 4-piece ensuite featuring a soaker tub and separate shower. Two additional bedrooms, a full bath, and a laundry room with cabinets, a sink, and window complete the main level. The walkout basement continues to impress with in-floor heat, 10+ ft ceilings, cultured stone accents, 8-ft solid maple doors for the theatre room, a large family area, and an additional bedroom



with 11-ft ceiling height. A 4-piece bathroom and generous storage room provide exceptional functionality. Walk out to a concrete patio with direct access to the pathway and park space nearby. There's even a 10.5 ft x 8 ft built-in outdoor storage room (shed) and a raspberry patch in the landscaped yard. Additional highlights include: Heated 30' x 21' garage with floor drain and a man door to the side yard ~ New on-demand water heater (2025) ~ In-floor heat ~ Central air conditioning ~ Humidifier ~ Central vacuum ~ High ceilings on both levels ~ Upper deck and lower patio for outdoor enjoyment ~ Located on a quiet cul-de-sac in Sylvan Lake's desirable southwest area with quick and easy access to Highway 11 and Alberta's best year-round recreation destination!

Built in 2006

Essential Information

MLS® #	A2266201
Price	\$865,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,747
Acres	0.15
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

Community Information

Address	3 Legacy Cove
Subdivision	Lakeway Landing
City	Sylvan Lake

County	Red Deer County
Province	Alberta
Postal Code	T4S 2M8

Amenities

Parking Spaces	6
Parking	Concrete Driveway, Heated Garage, Insulated, Off Street, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Sump Pump(s), Tankless Hot Water
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Tankless Water Heater, Washer, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Fruit Trees/Shrub(s), Sloped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 23rd, 2025
Days on Market	5
Zoning	R1

Listing Details

Listing Office	2 Percent Realty Advantage
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.